

12653 Telecom Drive
Temple Terrace, FL 33637

**\$22.00
Full
Service**

Sublease
Opportunity

76,800 RSF

2nd Floor
24,839 RSF

4th Floor
51,961 RSF

Expiration
3/31/2027

Move-in
Ready



**ONEIL
COMMERCIAL
ADVISORS**

STRATEGIC REAL ESTATE SOLUTIONS



Contact

Cheri M. O'Neil

Principal

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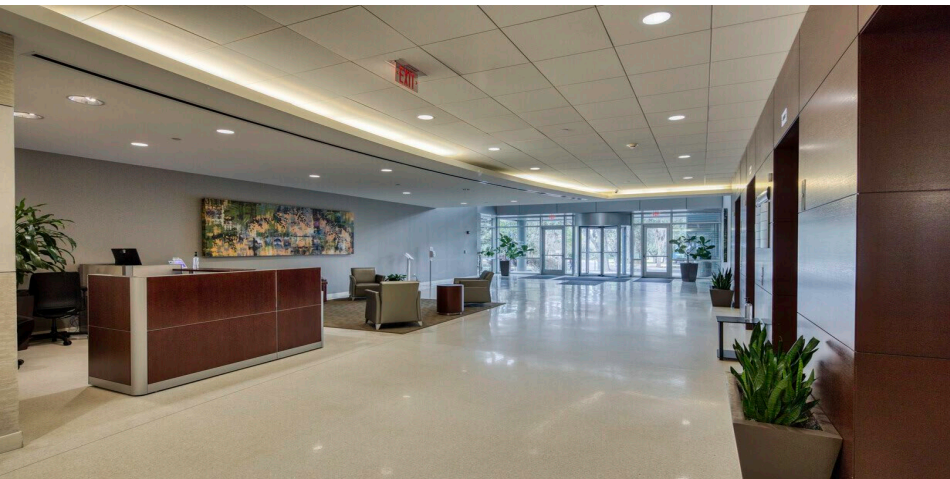
Both Floors Fully Furnished
Available Immediately



Tenant Experience

- Energy Star Building
- Building Guard Service
- On-site Deli - Nature's Table
- Shaded Outdoor Seating Area
- Access to a diverse, well-educated and abundant labor force
- Ideal Data Center Facility
- Located on HART Bus Route

- Intellicenter One was built in 2008 and features high quality interior finishes
- The building has large, efficient floorplates and a high 5.1/1,000 parking ratio, both of which are ideal for large corporate users
- State-of-the-Art raised floor technology throughout

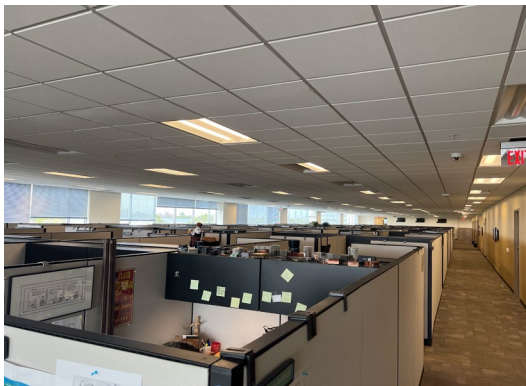
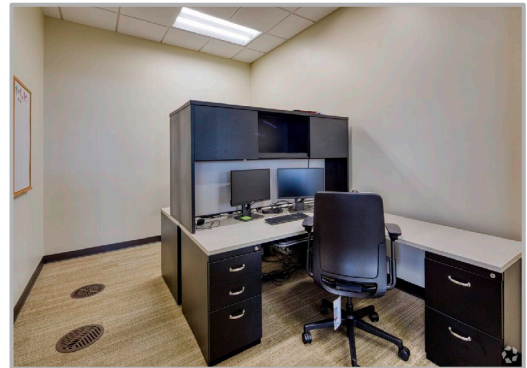


Amenities

- Close proximity to Restaurants: Bob Evans, Top China, Applebee's, Starbucks, IHOP and more!
- Retail and Commercial support facilities
- On Campus: Hotels and Day Care Services

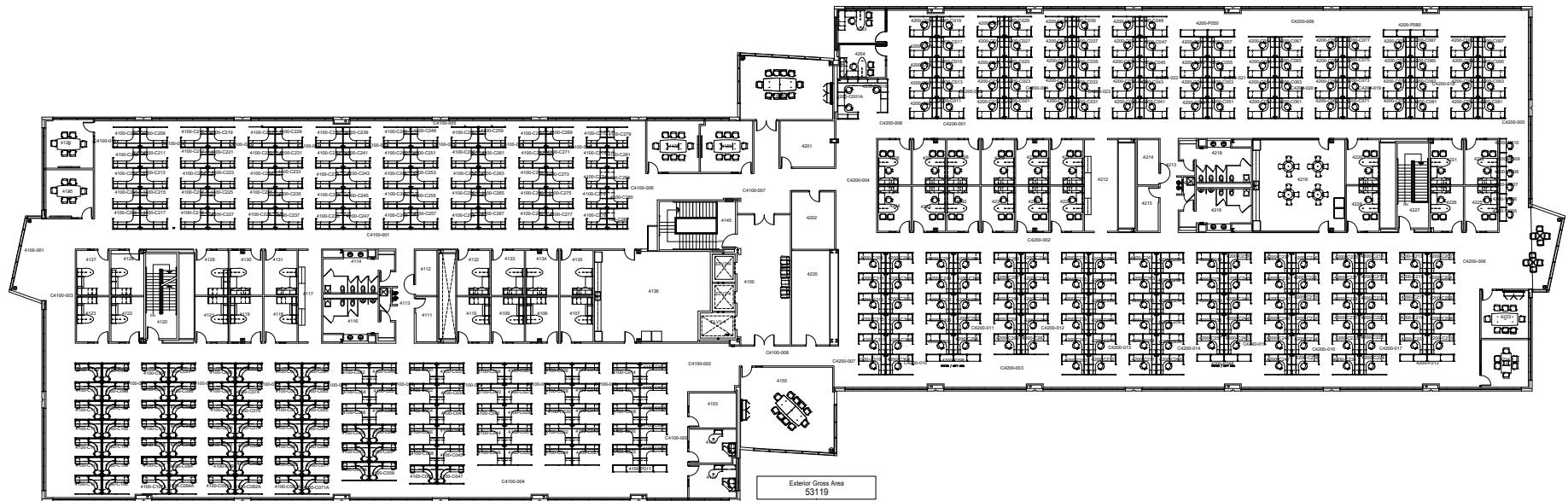


12653 Telecom Drive Temple Terrace, FL 33637



INTELLICENTER ONE
76,800 RSF sublease Opportunity

12653 Telecom Drive, Temple Terrace, FL 33637
Suite 400 & 401 - 51,961 RSF, Divisible to 25,980 RSF



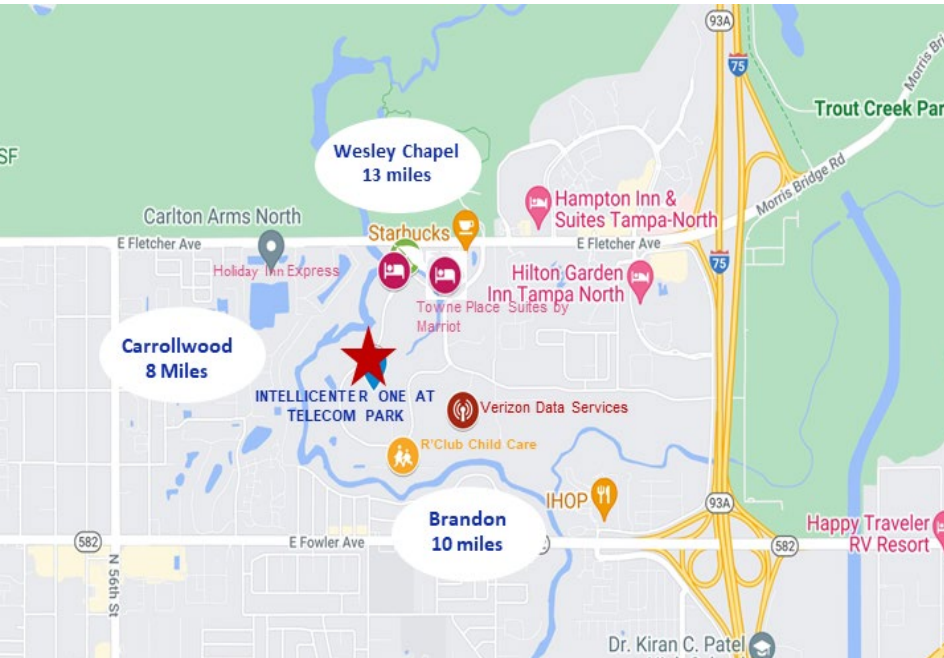
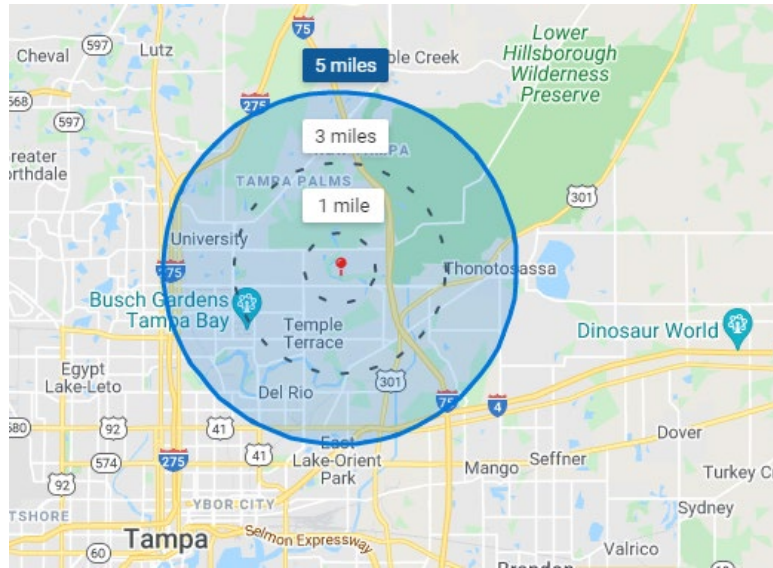
Seat counts:
Cubicles - 376 (5 low wall w/counters, 371 high walls)
Offices - 39
TOTAL SEATS - 415

All information contained herein has been obtained from the owners and/or other sources deemed reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. Information is submitted with the possibility of errors, omissions, change of price, rate, conditions or withdrawal without notice. References to measurements are approximate. All parties to a real estate transaction should seek legal and tax advice prior to commitment. Buyer/Tenant must verify the information and bears all risk for any inaccuracies.

Demographics

Population

	1 mile	3 mile
Population	10,709	75,097
Households	4,814	31,984
Median Age	34.60	33.10
Median HH Income	\$58,053	\$46,607
Daytime Employees	4,224	52,589
Population Growth '21 – '26	6.21%	5.77%
Household Growth '21 – '26	6.17%	5.65%



Location

- Intellicenter One is located within Telecom Park, which is part of the I-75 corridor submarket, providing convenient access to Downtown Tampa and all of Hillsborough County

Presented by:

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Dedicated, Experienced, Responsive

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